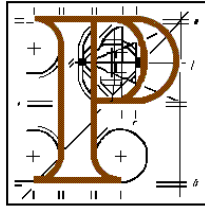


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Roscommon County

Planning Register Reference Number: PD/15/209

An Bord Pleanála Reference Number: PL 20.245569

APPEAL by Donie Kenny care of John Spain Associates of 50 Upper Mount Street, Dublin against the decision made on the 4th day of September, 2015 by Roscommon County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a district centre containing a discount food store of circa 1,518 square metres gross floor area including off-licence use, a café/bar (including storage and ancillary areas) of combined area circa 369 square metres, 16 number maisonette type dwellings located at 1st floor level organised around residential open space in the form of a quadrangle (over ground level parking), together with associated stairs, lift and ancillary spaces, plus a separate circa 715 square metres two-storey building (with part three-storey and part single storey annex) comprising consulting rooms and offices. (Electricity Supply Board switch room and plant room also contained in the single storey part of this building). The proposed development also includes construction of proposed link road from the existing public road to the proposed site entrance, all site works, adjustment of ground levels, car parking, covered bicycle parking, paving, landscaping and public amenity areas and boundary treatments together with all underground services, connections to public mains, surface water attenuation and outfall to existing drain, plus service yard, delivery areas and electrical/plant rooms, all at Monksland, Athlone, County Roscommon.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. Notwithstanding the current zoning for the site as a district centre in the Roscommon County Development Plan 2014–2020 and the Monksland/Bellanmullia Local Area Plan 2010–2016 and having regard to the Retail Strategy for County Roscommon 2014, and the proposed policy of the draft Monksland/Bellanmullia Local Area Plan 2016–2022 to consolidate retail development in the existing district centre, it is considered that the overall quantum of retail proposed would not be justified at this time considering the vacancy rates that currently exist within the Monksland area. In this regard it is considered that the proposed development would have a negative impact on the vitality and viability of Athlone Town Centre. It is considered that the proposed development would, therefore, be contrary to the “Retail Planning Guidelines for Planning Authorities” issued by the Department of the Environment, Community and Local Government in April, 2012 and to the proper planning and sustainable development of the area.
2. Having regard to the dominance of surface car parking and road layout, and the absence of usable public open space, it is considered that the proposed development would present a poor public realm and would not provide adequate amenity to future residents. The proposed development would, therefore, seriously injure the visual amenities of the area and the residential amenities of future occupants of the development and would be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.